

Chapter 6 Commercial and Mixed Use Districts

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11-6-1: Purpose

- A. **General Purposes of Commercial and Mixed-Use Districts.** The purposes of the commercial and [mixed-use districts](#) are to:
1. Provide for the orderly, well-planned, and balanced growth of commercial areas.
 2. Plan for and allow office and commercial development to expand the variety of goods and services to meet the needs of Mesa residents and those living within Mesa's market area.
 3. Allow mixed-use commercial/residential development, where consistent with the [General Plan](#) to promote less reliance on automobiles for mobility and result in a reduction in vehicle miles traveled.
 4. Establish development standards that improve the visual quality of commercial and mixed-use development and create a unified, distinctive, and attractive character along commercial streets.
 5. Contribute to the pedestrian environment with standards that promote ground-floor visibility, orientation of buildings to the street, shaded connectivity, opportunities for community interaction, and pedestrian access across parking lots and between commercial centers and adjacent land uses.
 6. Integrate new development into existing or planned context, as appropriate, address transitions, and provide appropriate buffers between commercial and residential uses.

7. Encourage improvements, such as architectural features and landscaping to mitigate air and storm water pollution, and reduce the effects of the urban heat island.
8. Encourage commercial and mixed-use developments to include improvements, such as landscaping, to mitigate air and storm water pollution, to provide shade to reduce the effects of the urban heat island, and to consider solar orientation to take full advantage of sun angles and reduce potential energy consumption.

B. Specific Purposes of Each District.

1. **NC Neighborhood Commercial.** To provide areas for locally oriented retail and service uses that serve the surrounding residential trade area within a 1/2 to 2-mile radius. Typical uses include, but are not limited to retail stores, grocery-store-anchored shopping centers, drug stores, restaurants and cafes, gas stations, and convenience stores. Other compatible uses include small-scale medical and professional offices, personal services, as well as public and semi-public uses. Large-format retail stores are not appropriate in the Neighborhood Commercial District according to the [Mesa General Plan](#).
2. **LC Limited Commercial.** To provide areas for indoor retail, entertainment and service-oriented businesses that serve the surrounding residential trade area within a one- to ten-mile radius. Typical uses include, but are not limited to, grocery store and additional large-format store anchored tenant shopping centers with additional drug stores, fast-food restaurants, hardware and building supply stores, gas stations with convenience stores, and restaurants and cafes. Other typical uses include, but are not limited to, those anchors and large-format retail stores that are typically located within a regional mall, retail outlet, or power center. Other compatible uses include medical and professional offices, as well as public and semi-public uses.
3. **GC General Commercial.** To provide indoor retail, limited outdoor display and related service-oriented businesses that serve a large surrounding residential trade area within a 4- to 5-mile radius. This district includes several automobile-oriented uses and similar support services related to automobiles, welding, and light assembly and fabrication related to an on-site commercial use. Other supportive uses may include, but are not limited to commercial lodging, automotive, restaurant, and movie uses, as well as office uses and public-and semi-public uses.
4. **OC Office Commercial.** To provide areas for small-scale medical and professional offices intended to serve the community and remain compatible with adjacent residential areas.

5. **MX Mixed Use.** To provide areas for a variety of purposes including employment centers, retail and service commercial uses, medical and professional offices, and residential uses at densities of 15 to 25 units per acre. Residential densities in excess of 25 dwelling units per acre may be appropriate in selected locations.

11-6-2: Land Use Regulations

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In [Table 11-6-2](#), which follows, the land use regulations for each Commercial and Mixed Use zoning district are established by letter designations as follows:

- “P” designates use classifications permitted in commercial districts.
- “SUP” designates use classifications permitted on approval of a [Special Use Permit](#).
- “CUP” designates use classifications permitted on approval of a [Council Use Permit](#).
- “TUP” designates use classifications permitted on approval of a [Temporary Use Permit](#).
- “(x)” a number in parentheses refers to limitation following the table.
- “--” designates a prohibited use.

All activities shall be conducted entirely within an enclosed building with no outside storage or display, unless otherwise specified. Use classifications not listed are prohibited. The [“Additional Use Regulations”](#) column includes specific limitations applicable to the use classification or refers to regulations located elsewhere in this Ordinance.

Table 11-6-2: Commercial Districts						
<i>Proposed Use</i>	<u>NC</u> (C-1)	<u>LC</u> (C-2)	<u>GC</u> (C-3)	<u>OC</u> (O-S)	<u>MX</u>	<i>Additional Use Regulations</i>
Residential Use Classifications						
Single Residence -Attached	<u>CUP</u> (1, 19, 20)	CUP (1, 19, 20)	CUP (1, 19, 20)	CUP (1, 19, 20)	CUP (16,19, 22)	Section 11-31-31, Residential Uses in Commercial Districts
Multiple Residence	CUP/P (1, 21, 22)	CUP/P (1, 21, 22)	CUP/P (1, 21, 22)	--	P (21, 22)	
Assisted Living	<u>SUP</u> (19, 22)	SUP (19, 22)	--	SUP (19, 22)	--	

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Table 11-6-2: Commercial Districts						
Proposed Use	<u>NC</u> (C-1)	<u>LC</u> (C-2)	<u>GC</u> (C-3)	<u>OC</u> (O-S)	<u>MX</u>	Additional Use Regulations
<u>Group Residential</u>						
<u>Correctional Transitional Housing Facility</u>	--	--	CUP (19,22)	--	--	Sec 11-31-12, Correctional Transitional Housing Facilities
<u>Group Home for the Handicapped</u> (up to 10 residents)	--	--	--	--	P (19,22)	Section 11-31-14, Group Homes for the Handicapped
<u>Group Home for the Handicapped</u> (greater than 10 residents)	SUP (19, 22)	--	--	SUP (19,22)	SUP (21,22)	
<u>Group Housing</u>	P (19,22)	P (19,22)	P (19,22)	--	P (21,22)	
<u>Home Occupations</u>	P(23)	P(23)	P(23)	P(23)	P(23)	Section 11-31-33, Home Occupations;
Public and Semi-Public Use Classifications						
<u>Clubs and Lodges</u>	P (19)	P	P (19)	--	P (22)	
<u>Colleges and Trade Schools, Public or Private</u>						
<u>Colleges and Universities</u>	--	P (19,20)	P (19,20)	--	P (19,22)	
<u>Commercial Trade Schools</u>	--	P (19,20)	P (19,20)	--	P (19,22)	
<u>Industrial Trade Schools</u>	--	--	P(4,19,20)	--	--	
<u>Community Center</u>	P	P	P	--	P	
<u>Community Gardens</u>	P	P	P	P	P	Section 11-31-10, Community Gardens
<u>Cultural Institutions</u>	P (19)	P (19)	P (19)	P (19)	P (21)	
<u>Day Care Centers</u>	P (19,20)	P (19,20)	P (19,20)	P (19,20)	P (19,22)	
<u>Government Offices</u>	P(2)	P	P	P	P(2)	
<u>Hospitals and Clinics</u>						
<u>Clinics</u>	P (3, 19, 20)	P (3, 19, 20)	P (3, 19, 20)	--	P (19, 22)	Section 11-31-15, Hospitals and Clinics
<u>Hospitals</u>	P (19, 20)	P (19, 20)	P (19, 20)	--	--	
<u>Nursing and Convalescent Homes</u>	P (19, 20)	P (19, 20)	P (19, 20)	P (19, 20)	--	
<u>Parks and Recreation Facilities, Public</u>	P	P	P	P	P	
<u>Places of Worship</u>	P (19)	P (19)	P (19)	P (19)	P (19)	Section 11-31-22, Places of Worship
<u>Public Safety Facilities</u>	P	P	P	P	P	
<u>Schools, Public or Private</u>	CUP (19, 20)	CUP (19, 20)	CUP (19, 20)	CUP (19, 20)	CUP (19, 20)	Section 11-31-24, Schools
<u>Social Service Facilities</u>	CUP	CUP	CUP	--	--	Section 11-31-26, Social Service Facilities

Table 11-6-2: Commercial Districts						
Proposed Use	<u>NC</u> (C-1)	<u>LC</u> (C-2)	<u>GC</u> (C-3)	<u>OC</u> (O-S)	<u>MX</u>	Additional Use Regulations
Commercial Use Classifications						
<u>Animal Sales and Services</u>						
<u>Small Animal Day Care</u>	SUP(4)	SUP(4)	P(4)	--	SUP(4,7)	
<u>Kennels</u>	SUP(4)	SUP(4)	P(4)	--	--	
<u>Pet Stores</u>	P(4)	P(4)	P(4)	--	SUP(4,7)	
<u>Veterinary Services</u>	P(4)	P(4)	P(4)	P(4)	P(4,7)	
<u>Artists' Studios</u>	P	P	P	P	P	
<u>Automobile/Vehicle Sales and Services</u>						
<u>Accessory Automobile Rentals</u>	--	SUP	P	--	SUP	
<u>Automobile Rentals</u>	--	SUP	P	--	--	<u>Section 11-31-5, Automobile Rentals; Automobile/ Vehicle Sales and Leasing</u>
<u>Automobile/Vehicle Sales and Leasing</u>	--	--	P	--	--	
<u>Automobile/Vehicle Repair, Major</u>	--	--	P	--	--	<u>Section 11-31-6, Automobile/ Vehicle Repair; Major and Minor</u>
<u>Automobile/Vehicle Service and Repair, Minor</u>	--	P	P	--	--	
<u>Automobile/Vehicle Washing</u>	SUP	SUP	SUP	--	--	<u>Section 11-31-7, Automobile/ Vehicle Washing</u>
<u>Large Vehicle and Equipment Sales, Services, and Rental</u>	--	--	P	--	--	<u>Section 11-31-5, Automobile Rentals; Automobile/ Vehicle Sales and Leasing</u>
<u>Service Station</u>	SUP	SUP	SUP	--	--	<u>Section 11-31-25, Service Stations</u>
<u>Banks and Financial Institutions</u>	P	P	P	P	P	
<u>With Drive-Thru Facilities</u>	SUP	P	P	SUP	SUP	<u>Section 11-31-18, Drive-thru Facilities</u>
<u>Banquet and Conference Center</u>	P	P	P	P	P	
<u>Building Materials and Services</u>	--	P(11)	P	--	--	<u>Section 11-31-16 if GFA exceeds 25,000 sqft.</u>
<u>Business Services</u>	P	P	P	P	P	
<u>Commercial Entertainment</u>	--	P	P	--	P	
<u>Commercial Recreation</u>						
<u>Small-Scale</u>	--	P	P	--	SUP	
<u>Large-Scale</u>	--	SUP	P (19)	--	--	
<u>Eating and Drinking Establishments</u>						
<u>Bars/Clubs/Lounges</u>	--	P	P	--	P	
<u>Coffee Shops/Cafes</u>	P	P	P	P(5)	P	
<u>Restaurants, Bar and Grill</u>	--	P	P	--	P	
<u>Restaurants, Full Service</u>	P	P	P	--	P	
<u>Restaurants, Limited Service</u>	P	P	P	P(5)	P	
<u>With Drive-Thru Facilities</u>	SUP	P	P	--	SUP	<u>Section 11-31-18, Drive-thru Facilities</u>

Table 11-6-2: Commercial Districts						
Proposed Use	<u>NC</u> (C-1)	<u>LC</u> (C-2)	<u>GC</u> (C-3)	<u>OC</u> (O-S)	<u>MX</u>	Additional Use Regulations
With Outdoor Seating Areas	SUP (21, 22)	P (21, 22)	P (21, 22)	SUP (5, 21, 22)	P (21, 22)	Section 11-31-19, Outdoor Eating Areas
With Off-track Betting	--	P (25)	P (25)	--	P (25)	
With Live Entertainment	--	P (4, 26)	P (26)	--	P (4, 26)	
Farmer's Market	TUP/SUP (27)	TUP/SUP (27)	TUP/SUP (27)	--	TUP/SUP (27)	Section 11-31-30, Temporary Uses: Swap Meets and Farmer's Markets
Food and Beverage Sales						
Convenience Market	P/SUP(12)	P/SUP(12)	P/SUP(12)	P(5, 13)	P(13)	Section 11-31-11, Convenience Markets
General Market	P(14)	P	P	--	P	Sec 11-31-16 applies if GFA exceeds 25,000 sqft.
Funeral Parlors and Mortuaries	--	P(18)	P	--	P(18)	
Accessory Crematorium	--	SUP	P	--	--	
Hotels and Motels	--	P	P	--	P	
Light Fleet-Based Services	--	--	P	--	--	
Live-Work Unit	SUP (19, 20)	SUP (19, 20)	SUP (19, 20)	--	P (7,19, 22)	Section 11-31-17, Live Work Units
Maintenance and Repair Services	P	P	P	--	--	
Non-chartered Financial Institutions (Payday Lenders)	--	CUP(10)	CUP(10)	--	--	
Offices						
Business and Professional	P	P	P	P(15)	P	
Medical and Dental	P	P	P	P	P	
Parking, Commercial	--	--	P	--	CUP	
Personal Services	P	P	P	P(5)	P	
Plant Nurseries and Garden Centers	--	SUP	P	--	P/SUP (6,7)	
Retail Sales						
General	P(8, 9)	P	P	--	P(7)	
Large Format	--	P	P	--	CUP(7)	Section 11-31-16, Large Format Retail
Pawn Shops	CUP(10)	CUP(10)	CUP(10)	--	--	Section 11-31-21, Pawn Shops
Tattoo and Body Piercing Parlors	--	P	P	--	P	
Employment Use Classifications						
Handicraft/Custom Manufacturing	--	--	P	--	--	
Light Assembly/Cabinetry	--	--	P	--	--	
Research and Development	--	--	P	--	P	

Table 11-6-2: Commercial Districts						
Proposed Use	<u>NC</u> (C-1)	<u>LC</u> (C-2)	<u>GC</u> (C-3)	<u>OC</u> (O-S)	<u>MX</u>	Additional Use Regulations
<u>Recycling Facilities</u>						
<u>Reverse Vending Machine</u>	P	P	P	--	P(7)	Section 11-31-23
<u>Small Indoor Collection Facility</u>	--	SUP	P	--	SUP(7)	Section 11-31-23
<u>Warehousing and Storage</u>						
<u>Mini-Storage</u>	--	P	P	--	SUP(7)	
<u>Wholesale</u>	--	--	CUP	--	--	
<u>Transportation, Communication, and Utilities Use Classifications</u>						
<u>Communication Facilities</u>						
<u>Antenna and Transmission Towers</u>						See Chapter 35
<u>Facilities within Buildings</u>						See Chapter 35
<u>Transportation Passenger Terminals</u>	P	P	P	P	P	
<u>Utilities, Minor</u>	P	P	P	P	P	
<u>Heliports</u>	--	CUP (24)	CUP (24)	--	CUP(24)	
<u>Specific Accessory Uses</u>						
<u>Caretakers' Residences</u>	SUP	SUP	SUP	SUP	P	
<u>Garden Center</u>	--	SUP	P		SUP (6.7)	
<u>Outdoor entertainment or activities</u>	SUP	SUP	SUP	SUP	SUP	
<u>Outdoor display</u> , not specified by other classifications	--	--	SUP	--	SUP (19)	

Notes:

- Multi-Family Residential is permitted for density range between minimum 15 du/ac to maximum 25 du/ac., a minimum of 40% of the Gross Floor Area shall be reserved for commercial land use classifications, as otherwise permitted in the district. In all other cases, Attached Single-Family Dwellings and/or Multi-Family Residential are permitted with approval of a [CUP](#) when part of a mixed-use development, with commercial uses in the same building and/or on the same site. See [Section 11-31-31, Residential Uses in Commercial Districts](#).
- Permitted if occupying less than 5,000 square feet; greater floor area requires approval of an [SUP](#).
- A [CUP](#) is required for plasma centers and substance abuse detoxification and treatment centers; other Clinics are permitted by right.
- Must be confined to completely enclosed, sound-attenuated facilities.
- Permitted if located within an office building or other commercial building and occupying no more than 1,500 square feet.
- Permitted if floor area is no more than 5,000 square feet. Special Use Permit required is floor area is greater than 5,000 square feet.
- All activities must be conducted entirely within an enclosed building, with no outside storage or display.
- No individual retail store may exceed an area of 10,000 square feet. No group commercial development shall exceed an aggregate area of 50,000 square feet.
- May not include drive-through facilities.
- Must be at least 1,200 feet from any use in the same classification, and at least 1,200 feet from any school.

11. Accessory Outdoor Retail Display, limited to display of landscape and building materials only, requires approval of a [SUP](#).
12. [SUP](#) is required only if accessory fuel sales are present, otherwise use permitted by right.
13. Accessory fuel sales are not permitted in [OC](#) or [MX](#) districts.
14. Maximum size for one store is 10,000 square feet.
15. Retail and restaurant uses are limited to no more than 1,500 square feet each, and no more than 3 % of the aggregate gross floor area of the project.
16. Attached single residences shall have a minimum density of 15 dwelling units per acre in [MX](#) zones.
17. Reserved
18. Accessory crematories allowed in the [LC](#) District with approval of a [SUP](#); accessory crematories not permitted in the [MX](#) District.
19. Use not permitted when the property is subject to the [AOA](#) 1 overflight area, see [Section 11-19-2](#), Runway Protection Zones and Airport Overflight Areas.
20. Use not permitted when the property is subject to the [AOA](#) 2 overflight area, see [Section 11-19-2](#), Runway Protection Zones and Airport Overflight Areas.
21. Use permitted with approval of a [CUP](#) when the property is subject to the [AOA](#) 1 overflight area, See [Section 11-19-2](#), Runway Protection Zones and Airport Overflight Areas.
22. Use permitted with the approval of a [CUP](#) when the property is subject to the [AOA](#) 2 overflight area, See [Section 11-19-2](#), Runway Protection Zones and Airport Overflight Areas.
23. Home Occupations permitted as ancillary activity where and when a residence use is authorized.
24. Heliports in Commercial Districts shall be set a minimum of 2 full stories above the natural grade, unless associated with a hospital.
25. Subject to approval by the [City Council](#) and the [State Racing Commission](#) of a [Tele-track Betting Establishment Permit](#) per [AAC R19-2-401](#) and following.
26. Permitted only when accessory to a Eating or Drinking establishment
27. [Special Use Permit](#) is required for continuation of Farmer's Market at expiration of [Temporary Use Permit](#) Period.

11-6-3: Development Standards

[Table 11-6-3\(A\)](#) prescribes the development standards for the commercial districts without the additional character designators. [Table 11-6-3\(B\)](#) prescribes the development standards for the commercial and mixed-use districts with the character designators. The “[Additional Standards](#)” column lists additional standards that apply in some or all commercial districts. Section numbers in this column refer to other sections of the [Zoning Ordinance](#), while individual letters refer to subsections that directly follow the table.

Table 11-6-3A: Development Standards – Commercial Districts					
Standard	NC (C-1)	LC (C-2)	GC (C-3)	OC (O-S)	Additional Standards
Lot and Density Standards					
Minimum Lot Area (sq ft)	5,000	10,000	5,000	10,000	
Minimum Lot Width (ft)	50	100	50	100	
Minimum Lot Depth (ft)	100	100	100	100	

A. Table 11-6-3A: Development Standards – Commercial Districts					
Standard	<u>NC</u> (C-1)	<u>LC</u> (C-2)	<u>GC</u> (C-3)	<u>OC</u> (O-S)	Additional Standards
Building Form and Location					
Maximum Height (ft)	30	30	30	30	
Minimum Setback along Property Lines or Building and Parking Areas (ft)					
Front and Street-Facing Side	Varies by classification of adjacent street: 6-lane arterial: 15 ft. 4-lane arterial: 15 ft. Major/Midsection <u>Collector</u> : 15 ft. Industrial/Commercial Collector: 20 ft. Local Street: 20 ft. Freeways: 30 ft. for buildings; 15 ft. for parking structures				<u>Setbacks shall be landscaped according to Ch.33, Landscaping.</u>
Interior Side and Rear: Adjacent to <u>RS</u> District: 1-story building 2-story building 3-story building	25 50 75	25 50 75	25 50 75	25 50 75	At least 20 feet of such required yard must be landscaped. See <u>11-6-3(F)</u> .
Interior Side and Rear: Adjacent to <u>RM</u> District: 1st Story Each additional story	20 15	20 15	20 15	20 15	At least 15 feet of such required yard must be landscaped.
Interior Side and Rear: Adjacent to Non-residential District (each story)	15	15	15	15	At least 15 feet of such required yard must be landscaped.
Setback at Street Intersections for Buildings and Patios (covered or uncovered) – Minimum radius (ft)	Arterial with Arterial: 25 ft. Arterial with Major/Midsection Collector: 25 ft. Arterial with <u>Collector</u> /Commercial/Industrial: 25 ft. Major/Midsection Collector with Major/Midsection Collector: 15 ft. Major/Midsection Collector with Collector/Industrial/Commercial: 15 ft. Collector/Industrial/Commercial with <u>Collector</u> /Industrial/Commercial: 15 ft.				

Table 11-6-3A: Development Standards – Commercial Districts					
Standard	<u>NC</u> (C-1)	<u>LC</u> (C-2)	<u>GC</u> (C-3)	<u>O-C</u> (O-S)	Additional Standards
Minimum Separation between Buildings on Same Lot (ft)					
Building Height up to 20 feet	25	25	25	25	
Building height between 20 and 40 feet	30	30	30	30	
Building height over 40 feet	35	35	35	35	
Ground-Floor Transparency Requirement Applies	Yes	Yes	Yes	Yes	
Main Building Entrance Orientation Requirement Applies	Yes	Yes	Yes	Yes	
Additional Standards for Residential Development					
Minimum Residential Density (dwelling units/net acre)	NA	NA	NA	NA	<u>CUP</u> Per <u>Table 11-6-2</u>
Maximum Residential Density (dwelling units/net acre)	15	25	15	25	
Minimum Outdoor Living Area (sq ft/unit)	100	100	150	100	<u>Section 11-5-5(C)</u> , Standards for Required Open Space.
Supplemental Standards					
<u>Building Form</u>	<u>Section 11-6-3(B)</u>				
<u>Building and Roofing Materials</u>	<u>Section 11-6-3(C)</u>				
Corner <u>Setbacks</u> and <u>Landscape</u> Areas	<u>Section 11-30-10, Setbacks at Intersections</u>				
<u>Fences and Walls</u>	<u>Section 11-30-4, Fences and Freestanding Walls</u>				
<u>Landscaping</u>	<u>Section 11-6-3(E)</u> and <u>Chapter 33, Landscaping</u>				
<u>Lighting and Illumination</u>	<u>Section 11-30-5, Lighting and Illumination</u>				
<u>Lots and Subdivisions</u>	<u>Mesa City Code, Title 9, Chapter 6</u> ,; and <u>Section 11-30-6</u>				
<u>Off-Street Parking and Loading</u>	<u>Chapter 32, On-Site Parking, Loading, and Circulation</u>				
<u>Outdoor Storage</u>	<u>Section 11-30-7, Outdoor Storage</u>				
<u>Pedestrian Connections</u>	<u>Section 11-30-8, Pedestrian Connections</u>				
<u>Projections above Height Limits</u>	<u>Section 11-30-3, Exceptions to Height Limits</u>				
Supplemental Standards					
<u>Projections into Required Yards</u>	<u>Section 11-6-3(D)</u>				
<u>Solar Panels and Alternative Energy</u>	<u>Section 11-30-15, Solar Panels and Other Energy Production Facilities</u>				
<u>Screening</u>	<u>Section 11-30-9, Screening</u>				
<u>Signs</u>	<u>Article 5, Signs</u>				
<u>Swimming Pools and Contained Bodies of Water</u>	<u>Section 11-30-11, Swimming Pools</u>				
<u>Trash Storage and Screening</u>	<u>Section 11-30-12, Trash and Refuse Collection Areas</u>				
<u>Truck Docks, Loading, and Service Areas</u>	<u>Section 11-30-13, Truck Docks, Loading, and Service Areas</u>				
<u>Visibility at Intersections</u>	<u>Section 11-30-14, Visibility at Intersections</u>				

Table 11-6-3 B: Development Standards – Commercial and Mixed-Use Districts – with Character Designators								
<i>Standard</i>	<i>NC-U</i>	<i>LC-U</i>	<i>OC-U</i>	<i>MX-U</i>	<i>LC-A</i>	<i>GC-A</i>	<i>OC-A</i>	<i>Additional Standards</i>
Lot and Density Standards								
Minimum Lot Area (sq ft)	5,000	5,000	5,000	5,000	10,000	10,000	10,000	
Minimum Lot Width (ft)	25	50	50	50	100	100	100	
Minimum Lot Depth (ft)	100	100	100	100	100	100	100	
Building Form and Location								
Maximum Height (ft)	35	35	30	45	30	30	30	
Minimum Setback along Property Lines or Building and Parking Areas (ft)								
Front and Street-Facing Side	0	0	5	5	Varies by classification of adjacent street: 6-lane arterial: 30 ft. 4-lane arterial: 20 ft. Major or Midsection Collector : 25 ft. Industrial/Commercial Collector: 20 ft. Local Street: 20 ft. Freeways: 30 ft. for buildings; 15 ft. for parking structures			Setbacks shall be landscaped according to Chapter 33, Landscaping .

Table 11-6-3 B: Development Standards – Commercial and Mixed-Use Districts – with Character Designators								
Standard	NC- <u>U</u>	LC- <u>U</u>	OC- <u>U</u>	MX- <u>U</u>	LC- <u>A</u>	GC- <u>A</u>	OC- <u>A</u>	Additional Standards
Interior Side and Rear: Adjacent to RS District: 1-story bldg 2-story bldg 3-story bldg	15 25 35	15 25 35	15 25 35	15 25 35	25 50 75	25 50 75	25 50 75	At least 20 feet of such required yard must be landscaped. See 11-6-3 (F) .
Interior Side and Rear: Adjacent to RM District: 1st Story Each additional story	15 10	15 10	15 10	15 10	20 15	20 15	20 15	At least 15 feet of such required yard must be landscaped.
Setback at Street Intersections for Buildings and Parking Areas – Minimum radius (ft)	0	0	10	10	Arterial with Arterial: 100 ft. Arterial with Major/Midsection Collector : 75 ft. Arterial with Collector / Commercial/Industrial: 50 ft. Major/Midsection Collector with Major/Midsection Collector : 75 ft. Major/Midsection Collector with Collector /Industrial/Commercial: 50 ft. Collector/Industrial/Commercial with Collector /Industrial/Commercial: 50 ft.			
Maximum Yard – Front and Street-Facing Side	10	10	25	25	-	-	-	
Minimum Separation between Buildings on Same Lot (ft)								
Building Height up to 20 feet	15	15	15	15	25	25	25	
Building Htt between 20 and 40 feet	15	15	15	15	30	30	30	
Building height over 40 feet	15	15	15	15	35	35	35	
Ground-Floor Transparency Req. Applies	Yes	Yes	Yes	Yes	No	No	No	

Table 11-6-3 B: Development Standards – Commercial and Mixed-Use Districts – with Character Designators								
Standard	NC-<u>U</u>	LC-<u>U</u>	OC-<u>U</u>	MX-<u>U</u>	LC-<u>A</u>	GC-<u>A</u>	OC-<u>A</u>	Additional Standards
Main Building Entrance Orientation Requirement Applies	Yes	Yes	Yes	Yes	No	No	No	
Additional Standards for Residential Development								
Minimum Residential Density (dwelling units/net acre)	NA	NA	NA	15	-	-	NA	Mandatory CUP
Maximum Residential Density (dwelling units/net acre)	15	15	NA	25	25	25	NA	In MX-U , additional density possible with a use permit
Minimum Outdoor Living Area (sq ft/unit)	150	150	NA	100	100	100	NA	Section 11-5-5(C) Standards for Required Open Space.
Supplemental Standards								
Building Form	Section 11-6-3(B)							
Building and Roofing Materials	Section 11-6-3(C)							
Corner Setbacks and Landscape Areas	Section 11-30-10, Setbacks at Intersections							
Drive-thru Facilities	Section 11-31-18, Drive-thru Facilities							
Fences and Walls	Section 11-30-4, Fences and Freestanding Walls							
Landscaping	Section 11-6-3(E) and Chapter 33, Landscaping							
Lighting and Illumination	Section 11-30-5, Lighting and Illumination							
Lots and Subdivisions	Mesa City Code, Title 9, Chapter 6; and Section 11-30-6							
Off-Street Parking and Loading	Chapter 32, On-Site Parking, Loading, and Circulation							
Outdoor Storage	Section 11-30-7, Outdoor Storage							
Pedestrian Connections	Section 11-30-8, Pedestrian Connections							
Projections above Height Limits	Section 11-30-3, Exceptions to Height Limits							
Projections into Required Yards	Section 11-6-3(D)							
Solar Panels and Alternative Energy	Section 11-30-15, Solar Panels and Other Energy Production Facilities							
Screening	Section 11-30-9, Screening							
Signs	Article 5, Signs							
Swimming Pools and Contained Bodies of Water	Section 11-30-11, Swimming Pools							
Trash Storage and Screening	Section 11-30-12, Trash and Refuse Collection Areas							
Truck Docks, Loading, and Service Areas	Section 11-30-13, Truck Docks, Loading, and Service Areas							
Visibility at Intersections	Section 11-30-14, Visibility at Intersections							

Section 11-6-3 Development Standards (continued)

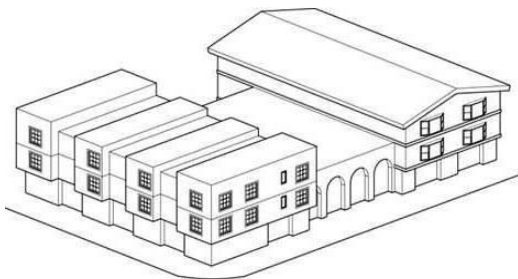
- B. **Group Commercial or Group Office Developments ([Group C-O-I](#)):** Group Commercial or Group Office developments are permitted in all commercial districts, except [MX](#), or districts with a “-U” designator.

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- C. **Building Design Standards.** Design Objective: Achieve a desirable, functional and attractive project by allowing flexibility in selecting and implementing the most appropriate combination of [Building Form Standards](#) requirements listed below.

In order to approve an application for Site Plan Review or Design Review, the decision-making authority shall find that adequate design features are provided as required by this Chapter, [Article 4](#) requirements, as applicable, and the review criteria specified in [Chapters 69](#), Site Plan Review and [71](#), Design Review. This requirement shall be met by using three or more of the following methods:

1. ***Variety in Wall Plane.*** Vary exterior building walls in depth and/or direction. Building walls shall exhibit offsets, recesses, or projections with significant depth, or a repeated pattern of offsets, recesses, or projections of smaller depth in a well-integrated composition.
2. ***Variety in Height or Roof Forms.*** Provide architectural interest at the skyline and accentuate appropriate building elements. Vary building height so that a significant portion of the building has a noticeable change in height; or roof forms are varied over different portions of the building through changes in pitch, plane, and orientation.
3. ***Façade Design Incorporates Architectural Detail.*** Incorporate details, such as window trim, window recesses, cornices, belt courses, changes in material, or other design elements, into the façade in an integrated composition. Architectural features of the front façade shall be incorporated into the rear and side elevations.
4. ***Balconies, Bay Windows, and other such Projections or Recesses.*** Incorporate balconies, bay windows, entry porches or other projections and recesses in a pattern that creates architectural interest across the length and height of the façade. Place building projections in a manner that mitigates the effect of solar exposure for users and pedestrians.



Building form and facades shall provide visual variety and relief to avoid a large-scale, bulky, or box-like appearance.



FIGURE 11-6-3.B BUILDING FORM STANDARDS

D. **Building and Roofing Materials.** Design Objective: Buildings and structures shall be constructed of durable, high-quality materials appropriate for the climate.

1. Pre-engineered metal buildings are not allowed in the commercial and mixed-use districts.
2. All visible pitched roofs shall consist of metal seam, clay tile, concrete tile, or a similar grade of roofing material.

E. **Building Projections into Setbacks.** Design Objective: Projections should add visual interest and enhance the architecture of the building by providing shade and shadows.

Awnings, eaves, overhangs, light shelves and basement window wells may encroach up to 3 feet into any required yard, but shall not be closer than 2 feet to any property line. Exception, the [Zoning Administrator](#) may approve minor building projections that extend into the required setback upon finding that the encroachment responds to functional requirements of the project, does not adversely affect the adjacent project, and complies with all requirements of the [Building Code](#).

F. **Landscaping of Interior Setbacks.** Design Objective: Landscaping should provide a visual buffer for users of adjacent property, screen view of objectionable uses, provide a transition between adjacent development, shade paved and unpaved surfaces, and screen nighttime light from adjacent property.

Where a parcel of land of less than 2.5 acres located in a commercial or mixed-use district is adjacent to the [RS](#) or [RSL](#) district, at least 20 feet of the depth of such setbacks must be landscaped consistent with the standards of [Chapter 33, Landscaping](#), and remain free from parking, driveways, and encroachment by any structures that are not part of the landscaping design. On sites of 2.5 acres or more adjacent to an RS or RSL district, at least 25 feet of the depth of such setbacks must be landscaped and free from encroachments. Adjacent to non-residential districts, at least 15 feet of the depth of interior setbacks must be landscaped and free from encroachments.

11-6-4: **Special Standards for Districts with –U Community Character Designator**

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The regulations of this section apply to the [NC-U](#), [LC-U](#), [OC-U](#), and [MX-U](#) districts in order to support pedestrian-oriented development. Design Objective: Create an attractive, comfortable, safe urban environment defined by building fronts, streets and the community space in between.

A. **Building Main Entry Orientation.** Design Objective: Focus activity on the urban streets and walkways by providing direct connections from sidewalks to building entrances.

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The primary entrance(s) of a building shall face or be oriented to within 45 degrees of parallel to the street frontage. This entrance(s) must allow pedestrians to both enter and exit the building. Where a site is located on two public streets, a primary entrance shall be oriented toward the street with the higher functional classification in the Mesa General Plan. If a site fronts two public streets of equal classification, the applicant may choose which frontage on which to meet the requirement.

B. **Ground-Floor Transparency.** Design Objective: Create vibrant, safe environments along urban streets and walkways.

Exterior walls facing any front or street-facing lot line shall include windows, doors, or other openings for at least 50 percent of the building wall area located between 2.5 and seven feet above the elevation of the sidewalk. No wall may run in a continuous plane for more than 20 feet without an opening. Openings fulfilling this requirement shall have transparent glazing and provide views into work areas, display areas, sales areas, lobbies, or similar active spaces, or into window displays that are at least 3 feet deep.

1. ***Exception for Structured Parking Facilities.*** Multi-level parking garages, where permitted, must meet the standards of Subsection (E) of this Section.
2. ***Sites with Multiple Buildings.*** On sites that contain multiple buildings, the building ground-floor transparency requirement does not need to be met along street-facing facades of buildings if the façade is located behind other buildings and not visible from the adjacent public street.
3. ***Reduction through Site Plan Review.*** The building transparency requirement may be reduced or waived, if it is found that:
 - a. The proposed use has unique operational characteristics with which providing the required windows and openings is incompatible, such as in the case of a cinema or theater; and
 - b. Street-facing building walls shall exhibit architectural relief and detail, or the building shall be enhanced with landscaping in such a way as to create visual interest at the pedestrian level and soften or mitigate the scale of the building form. Architectural relief and detail may be provided by exhibiting variety in the color, building massing, wall plane, and materials used. Building detailing shall be consistent with the proportions, rhythm, style and form of architecture presented.

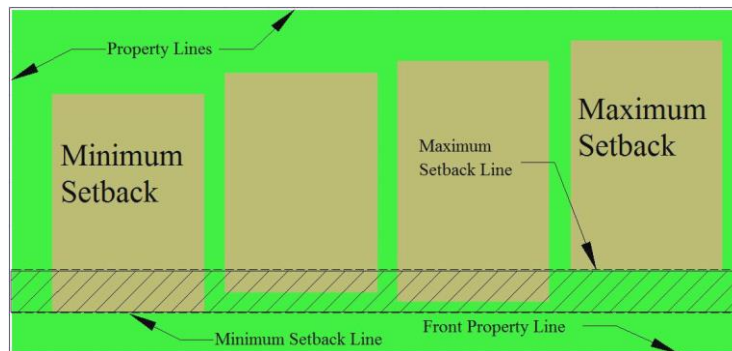
C. **Location of Parking Areas.**

1. [NC-U](#), [LC-U](#), [OC-U](#). Parking shall be located to the rear or side of buildings and shall not be located between a building and adjacent street. This

requirement does not apply to structured parking garages that meet the standards of [Subsection \(E\)](#) of this Section.

2. [MX-U](#). Parking spaces shall be located to the rear or side of buildings, or between 2 or more buildings on a lot. No parking space shall be located between a building and adjacent street. Any parking space located to the side of a building must meet the screening standard of [Section 11-30-9\(H\)](#), Parking Areas.
 3. **Corner Lots.** On corner lots, the requirements of this subsection apply to the street front with the highest functional classification in the [General Plan](#). If a site fronts 2 public streets of equal classification, the applicant shall meet the requirement on both streets.
- D. **Maximum Building Setbacks.** The street-facing facades of buildings must be located no farther from street-facing property lines than the maximum setback distance specified in [Table 11-6-3](#). The following additional provisions apply.

Figure 11-6-4.A Maximum Building Setbacks



1. **Corner Properties.** Where a property fronts on two or more streets, the building shall be placed at the maximum setback, or closer to the street right-of-way, on two sides for at least thirty feet on each side. This standard shall be met along the frontage of the two streets with the highest functional classification in the [Mesa General Plan \(Figure 3-1, Functional Classification, in the Transportation Element\)](#). If all streets adjacent to the property have the same functional classification, the developer shall choose which frontages with which to meet the standard.
2. **Sites with More than One Building.** Where multiple buildings are placed on 1 site, the ground level of a building or buildings shall be placed no further back than the maximum setback for a minimum of 65 percent of the width of the lot.
3. **Building Additions.** For any addition to a building that increases the width of a street-facing façade, 100 percent of the addition must be located on or within the maximum setback until the requirement of (D) 2, above, is met for the entire building.

4. ***Retention Basins.*** Retention basins shall be designed as an integral part of the site design theme and should be a usable element of the project, capable of serving multiple purposes.
 5. ***Exceptions to Maximum Setback Requirements.*** The following exceptions to the maximum setback requirement are permitted.
 - a. ***Articulated Building Street Face.*** Where a portion of the building is placed back from the maximum setback to provide an entry or other feature creating variation in the facade, the total area of the space created by the setback must be less than the area of one (1) square foot per linear foot of building frontage.
 - b. ***Outdoor Eating Areas and Plazas.*** Where an outdoor eating area or plaza will be installed on the street frontage, a portion of the building may be set back up to 12 feet farther than the maximum setback line, if at least 40 percent of the building facade is no farther than the maximum setback.
 - c. ***Residential Uses.*** For buildings or portions of buildings that are in residential use, open porches or stoops located at or within the maximum setback shall count toward meeting the build-to requirement if such porches are at least ten feet wide and six feet deep.
- E. **Standards for Parking Garages.** The exterior elevations of any multi-level parking structure must be screened or concealed by at least one (1) of the following methods:
1. ***Ground-Floor Commercial.*** The garage's ground-level street frontage (except for driveways and pedestrian entrances) shall be improved with Retail Sales, Food and Beverage Sales, Eating and Drinking Establishments, Personal Services, or similar pedestrian-oriented permitted uses.
 2. ***Setback and Landscaping.*** A parking structure that does not incorporate ground-floor retail or other commercial use must provide a densely planted landscaped yard that is a minimum of 10 feet in depth, or the required setback for the district in which it is located, whichever is greater such that the landscaping provides a full screen of the first floor façade of the parking structure.

11-6-5: Criteria and Standards for Group Commercial Centers

Commercial centers containing 80,000 square feet or more of floor area, or four or more establishments in the Retail Sales, Food and Beverage Sales, and/or Building Materials Sales and Service use classifications shall meet or exceed the following standards and criteria for approval. They also must be consistent with adopted City policy on commercial center design.

A. **Standards.**

1. **Entry Plazas/Passenger Loading Areas.** A plaza shall be provided at the entry to each anchor tenant that provides for pedestrian circulation and vehicle passenger loading and unloading. For additional requirements, See [Section 11-33-5\(A\)](#).
2. **Pedestrian Walkways.** A continuous system of hard-surfaced, safe, and convenient pedestrian walkways at least 5-feet wide shall be provided. The walkways shall connect on-site buildings to one another, to automobile and bicycle parking areas, to any on-site open space areas or pedestrian amenities, and to the adjacent public right-of-way. A minimum of 50 percent of pedestrian walkways shall be either shaded with structures or landscaping. See [Section 11-30-8, Pedestrian Connections](#) and [11-32-4\(G\)](#), On-Site Parking, Loading and Circulation, for additional requirements.
3. **Open Space.** Outdoor space for the use of customers and visitors shall be provided on any shopping center site with 80,000 square feet or more of floor area. Required sidewalks shall not be included in the open space calculation.
 - a. **Minimum Area.** Public space shall be provided at a rate of 5 square feet per 1,000 square feet of building floor area, but no more than 15,000 square feet of open space.
 - b. **Location.** Such public space shall be visible from a public street, or from on-site areas normally frequented by customers, and shall be accessible during business hours. Areas within required setbacks may count toward the public space requirement. Areas designated for customers to wait for cabs may be combined with required public space areas if they meet all other requirements of this subsection.
 - c. **Amenities.** On-site public space shall include benches or other seating, and the ground surface shall be landscaped or surfaced with distinguishable and durable paving materials utilizing textures that are still usable by wheelchairs and similar handicap assist devices. Amenities shall be included that enhance the comfort, aesthetics, or usability of the space, including but not limited to trees and other landscaping, shade structures, water features, public art, or performance areas.
4. **Parking Setback from Buildings.** The location and design of foundation base and pedestrian loading areas shall follow the requirements of [Section 11-33-5, Foundation Base](#), Foundation Base.
5. **Location of Loading and Service Areas.** The location and design of loading docks and service areas shall follow the requirements of [Section 11-30-13, Truck Docks, Loading, and Service Areas](#).

B. **Design Criteria.** In order to receive design approval for a commercial center pursuant to, the decision-making authority shall find that all of the following criteria have been met.

1. ***Integrated Theme.*** Buildings and structures will exhibit an integrated architectural theme that includes complementary materials, colors, and design details. The site will exhibit a unified theme that includes landscaping, amenities, signage, and lighting.
2. ***Character Area Design Theme.*** A commercial center located within a planning sub-area, such as [Desert Uplands](#), [Mesa Gateway](#), [Citrus Sub-Area](#), [Downtown](#), or any other designated sub-area, shall be consistent with any City design policy adopted for such sub-area. Building design addresses any specific design theme that exists within an identified character area.
3. ***Site Entrance.*** Community-scale commercial developments (10 acres or larger) are developed with at least 1 major driveway entrance feature that provides an organizing element to the site design. Major driveway entrance features, such as a landscaped entry corridor or a divided median drive separated by a landscaped center dividing island, are included.
4. ***Building Entrances.*** Building entrances to anchor tenants and other large stores are prominent, shaded, and inviting. The architectural details of building entrances are integrated with the overall building design in terms of materials, scale, proportion, and design elements. Architectural and site detailing at entrances are appropriately scaled for people. Visual clues are provided in the landscape to show people the location of the entrance.
5. ***All Side Architecture.*** Architectural detailing on facades may vary depending on visibility and orientation. However, all facades shall include an appropriate level of design detail or theme. Architectural details shall be integrated into the form and massing of the building; and shall avoid details that appear artificial or incongruous to the design.. Light and shadow are used to provide visual interest. Façade detailing is appropriate to solar orientation.
6. ***Pad Developments.*** Freestanding pad developments, if included in the development, are integrated into the site design in terms of parking lot layout, on-site vehicular and pedestrian circulation routes, landscaping, and building design. Internal cross access is provided between pad developments and the surrounding commercial center. Building scale, materials, colors, and design details are complementary to the surrounding center.
7. ***Drive-Through Facilities.*** Drive-through lanes for restaurants, banks, pharmacies, and other uses, where included, are integrated with the overall site layout in such a way as to provide safe, efficient vehicular and pedestrian

circulation. Adequate vehicular stacking or queuing spaces are provided to avoid waiting vehicles from blocking drive aisles or parking spaces. Drive-through facilities are located to minimize the visual impact of drive through lanes and canopies from the right-of-way and to provide adequate screening from internal uses. Locate drive through lanes and order boxes away from residential districts. For additional requirements, see Section 11-31-18.

8. ***Vehicular Circulation.*** Safe, convenient vehicular circulation will be provided within the development through an appropriate system of internal vehicular circulation routes based on a hierarchy of drive aisles and cross routes. Vehicular and pedestrian conflicts are minimized. Where pedestrian circulation routes cross-vehicular traffic aisles and driveways within a development, there are clearly delineated crosswalks that include clear sight lines and adequate lighting. In addition, consider adequate warning signage for both vehicles and pedestrians, and protective barrier posts or similar features for separation at walkway entrances.
9. ***Pedestrian Facilities and Amenities.*** Pedestrian facilities will create an attractive, quality environment with integrated landscaping, shading, lighting, surface treatment, and other amenities. Pedestrian walkways shall be of a color and/or texture that contrasts with adjacent paving material.
10. ***Bicycle Parking.*** Adequate, safe, and convenient bicycle parking facilities are provided. Short-term bicycle parking spaces for the use of customers and visitors are located close to building entrances, easily identifiable, visible to those passing by and separate from pedestrian circulation areas. Long-term bicycle parking for the use of employees will provide a high degree of security and safety such as the use of bicycle lockers, designated areas within buildings, or outside areas with visual monitoring.
11. ***Entry Plazas.*** Entry plazas and passenger loading areas, where required, include unique, decorative paving materials, adequate seating areas, provision of adequate shade), and attractive landscaping including trees and/or raised planters.
12. ***Transit Facilities.*** Transit facilities, where included, are developed with effective shading, comfortable seating, attractive landscaping, decorative paving, public art features and efficient pedestrian routes to adjacent development.
13. ***Lighting.*** A combination of attractively designed and located lighting fixtures, including low pole lights, ground-mounted fixtures, light bollards, and/or architectural lighting is used to provide interesting compositions for outdoor lighting, as well as a safe, secure environment. See Section 11-30-

14. ***Shade Areas.*** Pedestrian areas, such as walkways, building entrances, and gathering areas, are adequately shaded through such techniques as the careful placement of trees and landscaping, trellis structures, projecting canopies, covered walkways, arcades, porticos, building orientation, or similar techniques.
15. ***Landscaping.*** Landscaping is an integral component of the project theme. For large buildings, groupings of trees soften the building and larger planters are located around base of buildings where people enter the building. In planters near entries, massing of understory plants is provided. Tree species, height and diameter, are appropriate for scale of associated building. Landscaping complements detailing of building and signage.
16. ***Signage design.*** Architectural detailing, landscaping and signage are coordinated so each component does not negatively influence another.

11-6-6: Review of Plans

Permit and review procedures shall follow the standards established in [Article 7](#), Administration.